

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Reynolds Jon Q Tr Et. Al.

Lead Agency: County of Monterey

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Phone Number: (831) 783-7079

Project Location: Carmel

City

Monterey

County

Project Description (Proposed actions, location, and/or consequences).

Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot accessory dwelling unit; 2) a Coastal Development Permit for a Lot Line Adjustment to merge two legal lots of record into one 36,914 square foot lot; 3) a Coastal Development Permit for development within 750 of archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (dune scrub). The properties are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel (Assessor's Parcel Number 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have potentially significant effects on cultural resources, tribal cultural resources, and biological resources. The Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species. Additionally, no native trees would be removed during Project activities. One (1) special-status plant species (Monterey paintbrush) is known to occur within the vicinity of the Project site, however, it was not observed within the Project's construction footprint (BRG 2003). Impacts to the tree would be unlikely, but to ensure this project's impacts remain less than significant, a standard condition of approval requiring installation of tree protection measures prior to issuance of construction permits have been applied. BRG also identified potential impacts from the removal of remnant dune scrub, a protected environmentally sensitive habitat per the Carmel Area Land Use Plan. Mitigation was recommended to reduce impacts to less than significant. In addition to the mitigation BRG recommended, the Project would be required to develop a Landscape and Maintenance Plan consistent with Monterey County Conditions of Approval. The Project site is located within the boundary of CA-MNT-17, which is eligible for listing in the Register of Historical Resources; however, based on subsurface testing and monitoring conducted during construction on the site in 2003, Basin determined the Project site had very low sensitivity for significant subsurface prehistoric archaeological resources. No significant cultural resources were exposed during subsurface test trenching, auger testing, or construction monitoring. Consistent with the recommendations from Basin Research Associates' 2022 Archaeological Assessment, the subsurface disturbance associated with the ADU, and surrounding area shall not exceed a maximum of 24-30 inches below the existing surface contour for installation of the

floating foundation. If the disturbance is to exceed 24-30 inches, archaeological testing shall be completed by a qualified archaeologist. A standard County condition of approval for the protection of cultural resources, "PD003(B)", would be applied to address the potential inadvertent discovery of tribal cultural resources (see Section VI.5). Given the project's proximity to known archaeological resources, a mitigation measure is required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. Mitigation Measure No. TR-1 (described below) would require a Tribal Monitor be on site during initial ground disturbance to ensure that tribal cultural artifacts or human remains are treated with the appropriate dignity and respect if discovered.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised by the public include impacts to environmentally sensitive habitat, impacts to potential archaeological resources, and potential impacts to sensitive coastal resources. These topics are discussed in the Mitigated Negative Declaration.

Provide a list of the responsible or trustee agencies for the project.

N/A